

151.0

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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

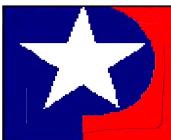
906,100 / 906,100

USE VALUE:

906,100 / 906,100

ASSESSED:

906,100 / 906,100


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

| No | Alt No | Direction/Street/City |
|----|--------|------------------------|
| 77 | | FOUNTAIN RD, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|-------------------------------|--|
| Owner 1: UDICS ROSE M/TRUSTEE | |
| Owner 2: ROSE M UDICS TRUST | |
| Owner 3: | |

| | |
|--------------------------|--|
| Street 1: 77 FOUNTAIN RD | |
| Street 2: | |

| | |
|--------------------|-------|
| Twn/Cty: ARLINGTON | |
| St/Prov: MA | Cntry |
| Own Occ: Y | |

| | |
|---------------|-------|
| Postal: 02476 | Type: |
|---------------|-------|

PREVIOUS OWNER

| | |
|--------------------------------|--|
| Owner 1: GOMES JAMES R--ETAL - | |
| Owner 2: UDICS ROSE M - | |

| | |
|----------------------------|--|
| Street 1: 77 FOUNTAIN ROAD | |
| Twn/Cty: ARLINGTON | |

| | |
|---------------|-------|
| St/Prov: MA | Cntry |
| Postal: 02476 | |

NARRATIVE DESCRIPTION

| |
|---|
| This parcel contains .148 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1933, having primarily Wood Shingle Exterior and 2007 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms. |
|---|

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 6455 | | Sq. Ft. | Site | | 0 | 80. | 0.95 | 9 | | | | | | | | | 490,921 | | | | | | 490,900 | |

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 101 | 6455.000 | 415,200 | | 490,900 | 906,100 | | 100330 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 04/14/18 |

Total Card / Total Parcel

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